



GENERAL PLAN 2020

San Diego County's Comprehensive General Plan Update



HOUSING ELEMENT



Housing Goals and Challenges

State Housing Goals

Duplex/Triplex



Manufactured



Housing for ALL Income Groups

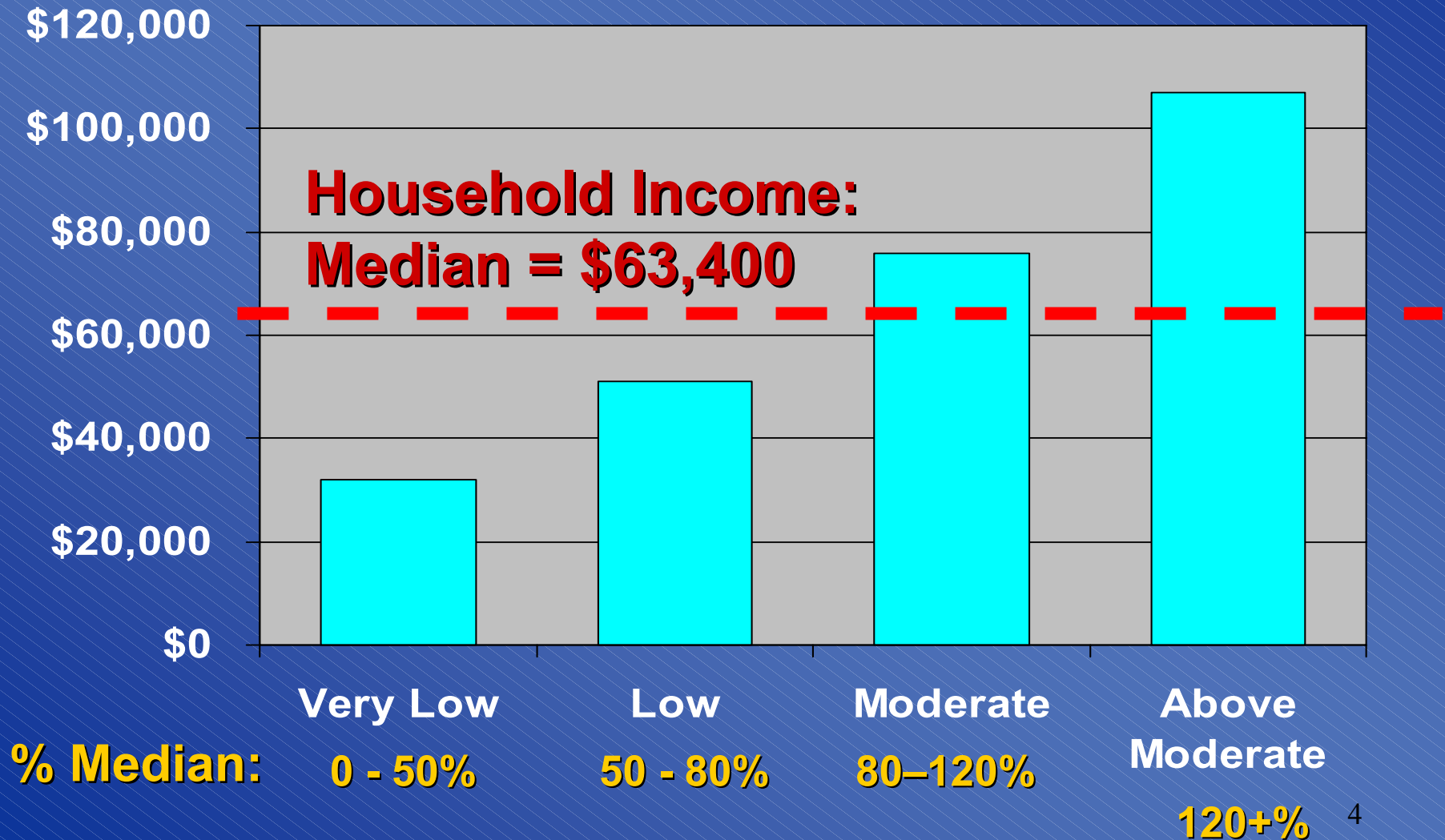
Multi-Family



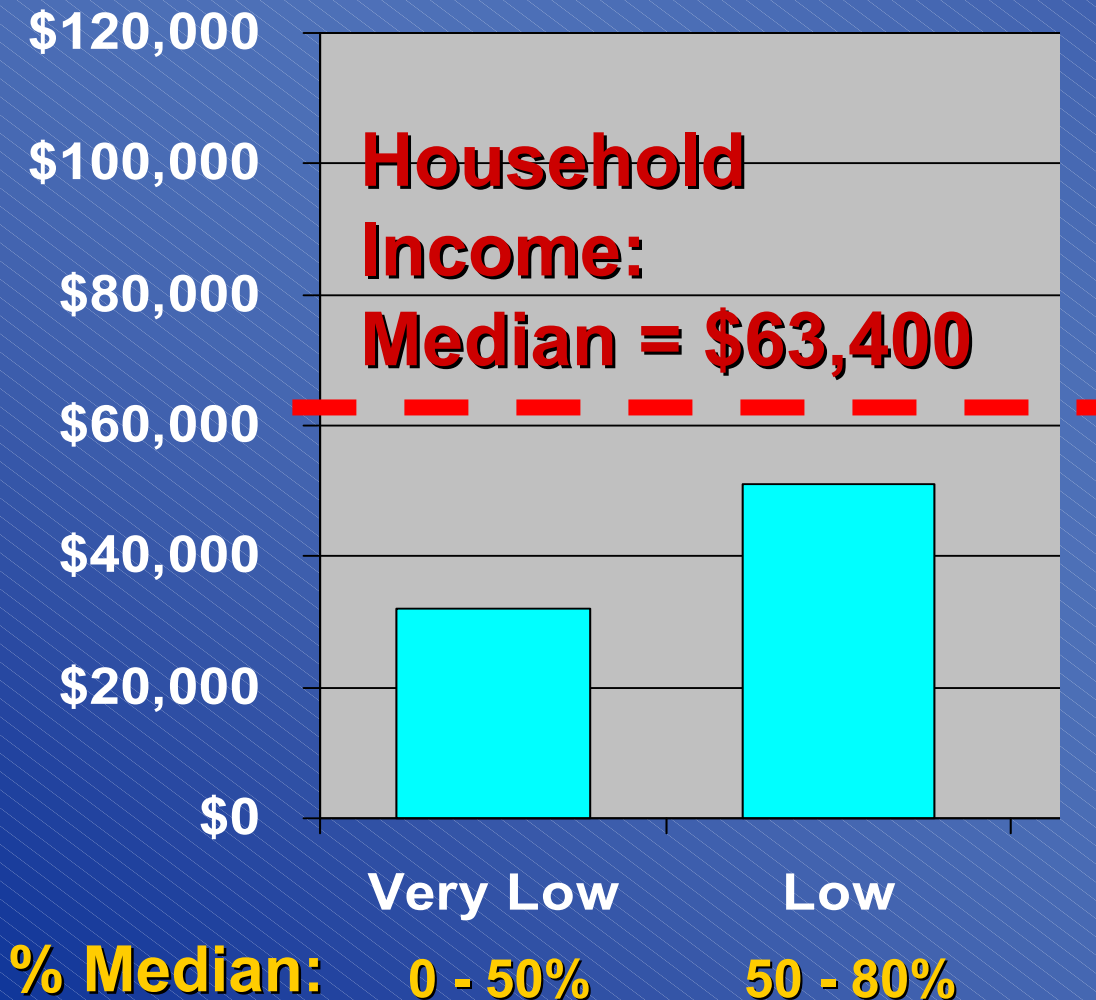
Single-Family



State Housing Goals



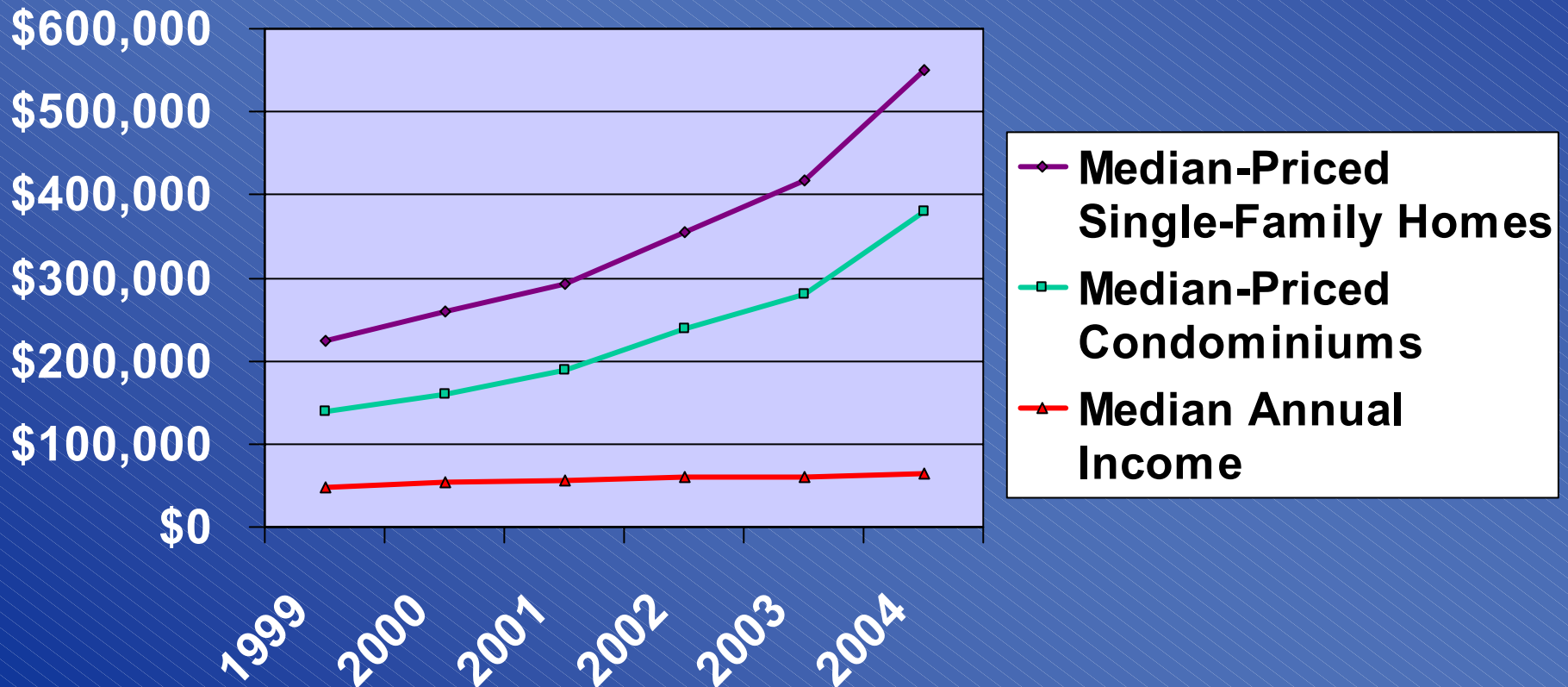
State Housing Goals



40% of San Diego households have incomes categorized as low or very low (\$50,720 or less per year).

Housing Goals

San Diego Region: Median Income vs. Housing Prices



Source: The Real Estate Reports, CA Employment Development Dept, FFIEC

Housing Goals



Average Incomes in SD County that are below the Median

Moderate	Registered Nurses	\$60,358
	Fire Fighter/Paramedic	\$58,995
	Police and Sheriff's Patrol Officers	\$58,053
	Elementary School Teachers	\$52,914
Low	Medical and Public Health Social Workers	\$44,140
	Construction Workers	\$33,196
Very Low	Retail Salespersons	\$25,345
	Office Clerks, General	\$24,594
	Janitors and Cleaners	\$20,940
	Waiters and Waitresses	\$18,194

What is Affordable Today?

Above Moderate Income Household



Can afford a Single-Family Home
Only if it's priced *below* median of \$550,000
(with 20% down payment)

What is Affordable Today?

Above Moderate Income Household



Can afford a Condominium
Only if it's priced *below* median of \$380,000.

What is Affordable Today?

Moderate Income



Low Income Household



Low Income Seniors



Households typically rely on **rental housing**.

Housing Goals

Multi-Family Housing is more affordable than Single-Family Homes



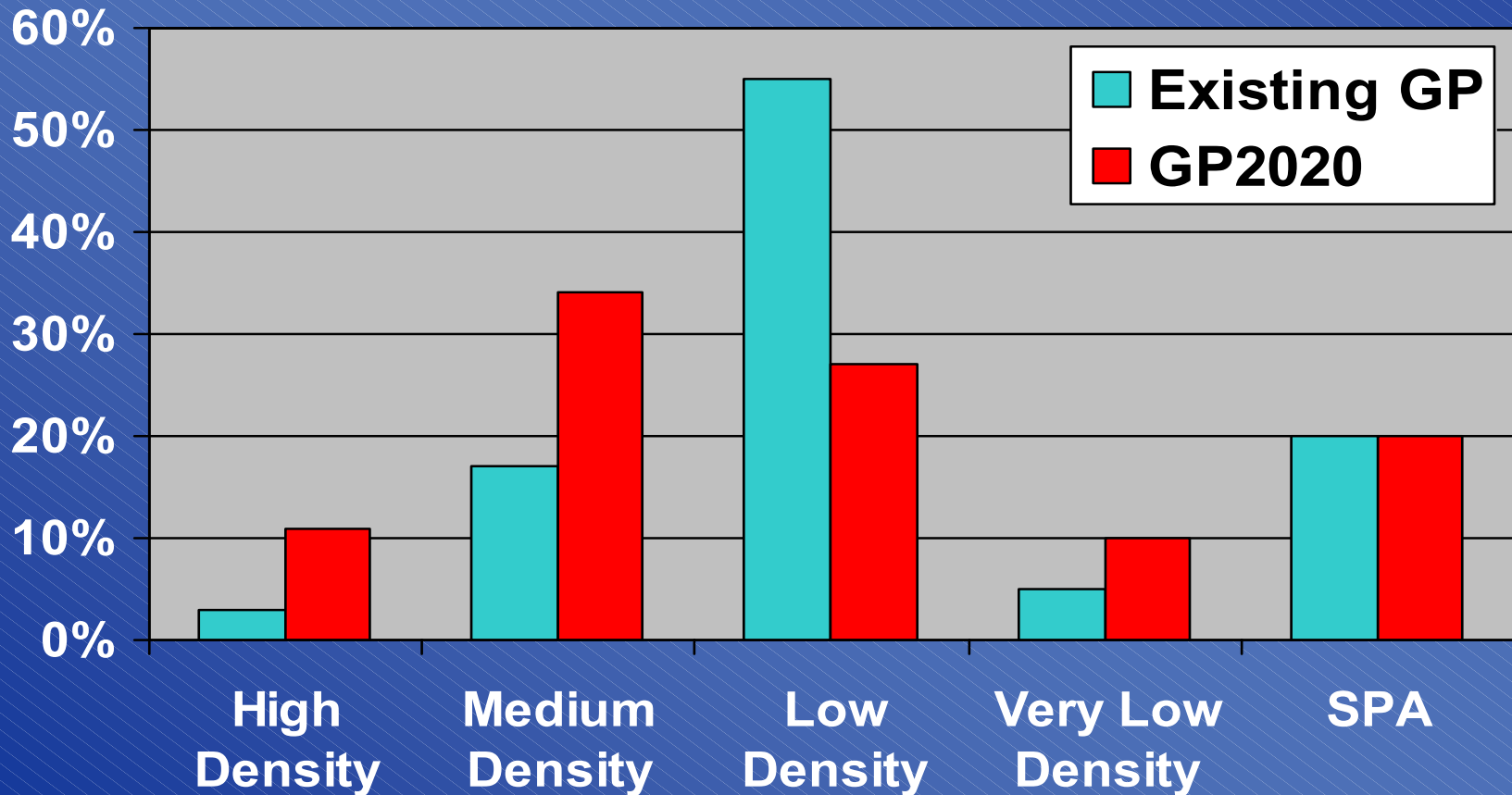
Multi-Family Homes



Single-Family Homes

Housing Challenges

Future Dwelling Units (Percentage)



Source: Existing General Plan and Residential Baseline July 2004 Map

Water and Sewer Limitations

Housing Challenges

Gaining Community Acceptance



Issues: Design, Location and Type

Housing Challenges

Gaining Community Acceptance



- Building and Site Design
- Balancing Ownership, Rentals & Senior Housing

Housing Challenges

Gaining Community Acceptance



- Thriving town centers depend on nearby housing
- Seniors often prefer living near town centers



State Law and GP2020 Requirements



Housing

**Conser-
vation**

**Open
Space**

Land Use

Circulation

Noise

Safety

HOUSING ELEMENT:

- **Cycle is 5 years**
- **Must be certified**
- **High level of detail**
- **Directly affects land use maps**



***Housing Element
is Unique:***

**State Certification
is required for a
Legally Adequate
General Plan**

State requirements affect land use maps through the *Housing Allocation* process:

- Process is managed by regional Council of Governments (SANDAG)
- County and Incorporated Cities participate in the process

Housing Allocation Process



Step 1 State determines housing need for the San Diego region

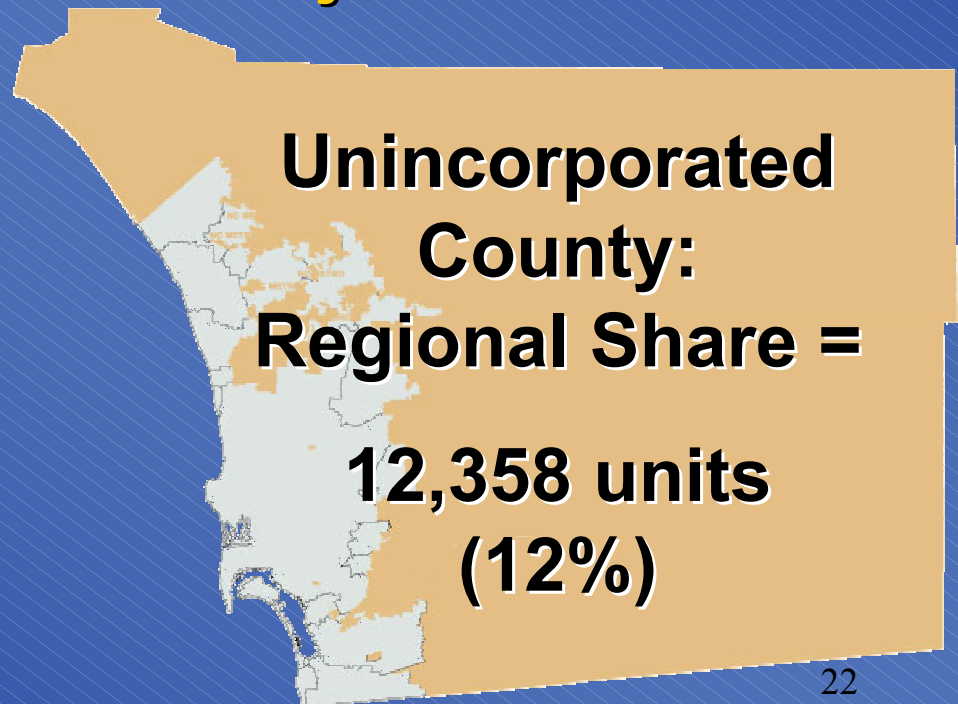
Regional Share

107,301 units

Housing Allocation Process

San Diego	45,741
Chula Vista	17,224
Unincorporated Area	12,358
Carlsbad	8,376
Oceanside	6,423
San Marcos	6,254
Escondido	2,437
Vista	2,267
Encinitas	1,712
Santee	1,381
Poway	1,242
El Cajon	621
La Mesa	396
National City	319
Lemon Grove	242
Solana Beach	131
Imperial Beach	87
Coronado	64
Del Mar	25

**Step 2 SANDAG process
distributes
housing need by
jurisdiction**



Housing Allocation Process



Step 3: SANDAG process determines income categories

Very Low:	2,799 units (23%)
Low:	1,959 units (16%)
Moderate:	2,336 units (19%)
Above Moderate:	5,263 units (42%)

Regional Share: 12,358 units

Note: Allocation numbers after City of San Diego/County of San Diego transfer (totals affected by rounding)

Housing Cycle Allocation

Single-Family



Moderate: 2,336 units (19%)

Above Moderate: 5,263 units (42%)

} 61%

Regional Share: 7,599 units

Note: Allocation numbers after City of San Diego/County of San Diego transfer ²⁴

Housing Cycle Allocation

Single-Family



GP2020 Maps: 75,000 Units

90%

Regional Share : 7,599 Units

Note: Allocation numbers after City of San Diego/County of San Diego transfer

Housing Cycle Allocation



**40% of
household
incomes
qualify**

**(less than 80% of
median income)**

Very Low:

2,799 units (23%)

Low:

1,959 units (16%)

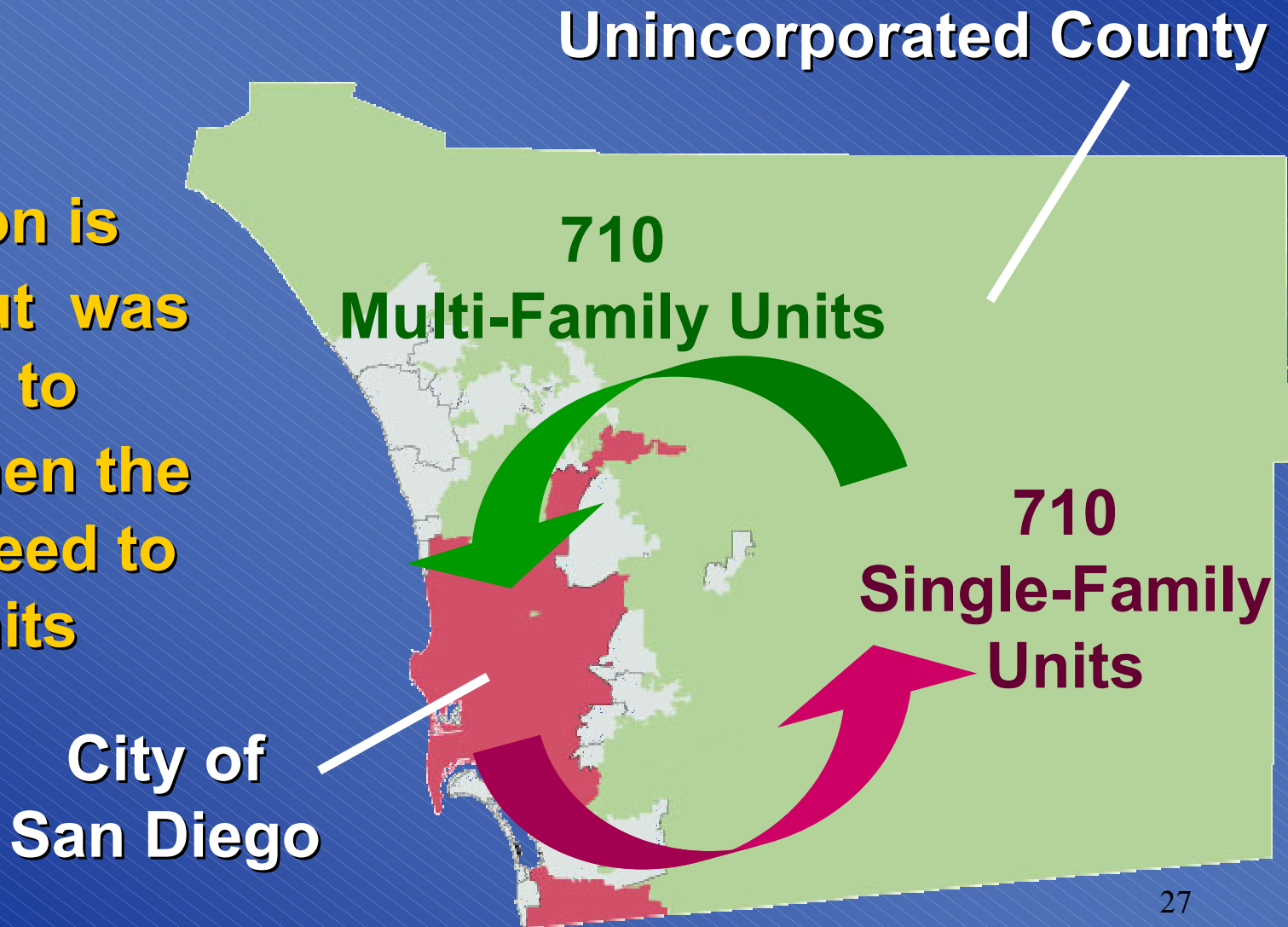
39%

Regional Share: 4,758 units

Note: Allocation numbers after City of San Diego/County of San Diego transfer

5-Year Housing Allocation

County allocation is 44%, but was reduced to 39% when the City agreed to trade units



WHAT COUNTS?

- ★ Vacant land *zoned* for residential use (density under negotiation)
- ★ Vacant land zoned for mixed use
 - Vacant mobile home sites that meet affordability requirements
 - Potential farm worker housing
 - Housing programs, or units built as affordable housing

Meeting State Requirements



Provide opportunities to build multi-family units.

Meeting State Requirements

Fallbrook View Apartments



Build affordable housing.

Meeting State Requirements



Utilize State bonus program to build affordable units in market-rate projects.

EFFECTS: RECENT STATE LEGISLATION

- **State Law (AB 2292), called Dutra Bill** – Housing densities counted toward a jurisdiction's share of low and very-low income housing must be developed at those densities.
- **RESULT:** County may not be able to rely on commercial land to meet housing needs, and housing counts must be realistic.

EFFECTS: RECENT STATE LEGISLATION

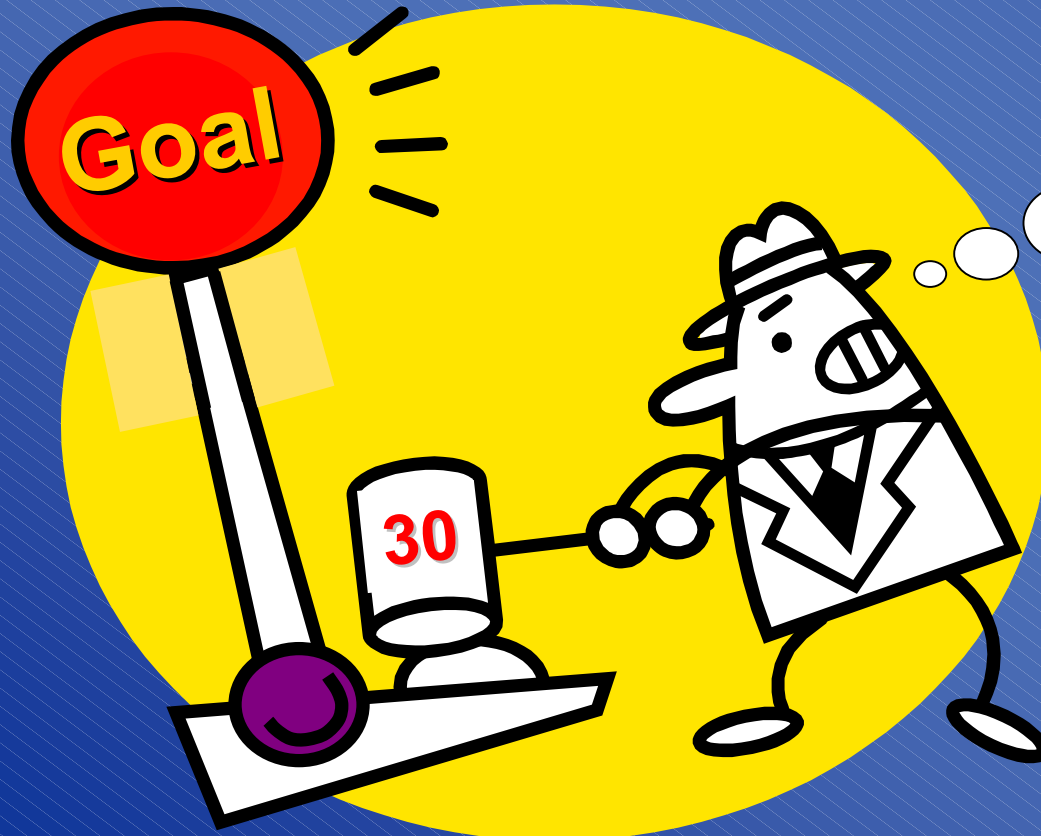
- **State Law (AB 2348)** – Multi-family housing sites must be at least 30 du/acre OR

Jurisdiction can submit analysis that demonstrates lower densities meet housing need.

- **RESULT:** State needs to agree to affordable densities of 15 to 29 du/acre.

Does GP2020 Meet State Requirement?

If State requires 30 du/acre zoning

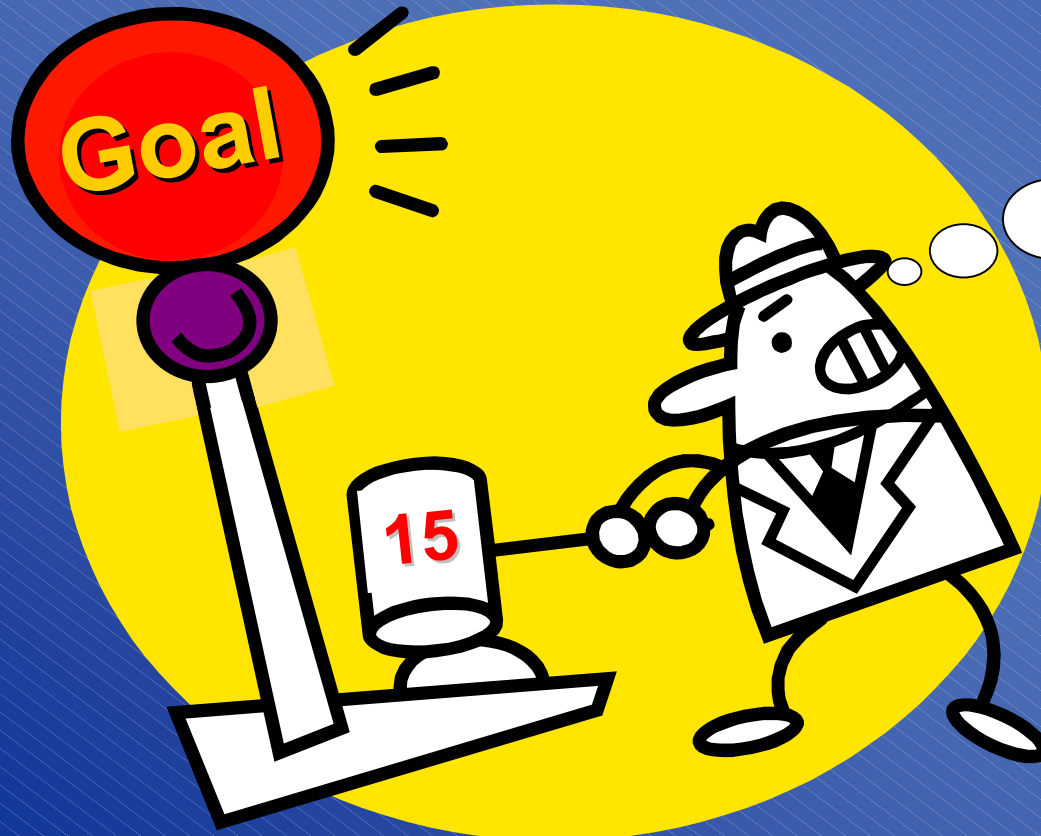


**0% of
Allocation**

*Current Housing Cycle
Allocation: Lower
Income Groups*

Does GP2020 Meet State Requirement ?

If State accepts 15 du/acre zoning



**100% of
Allocation**

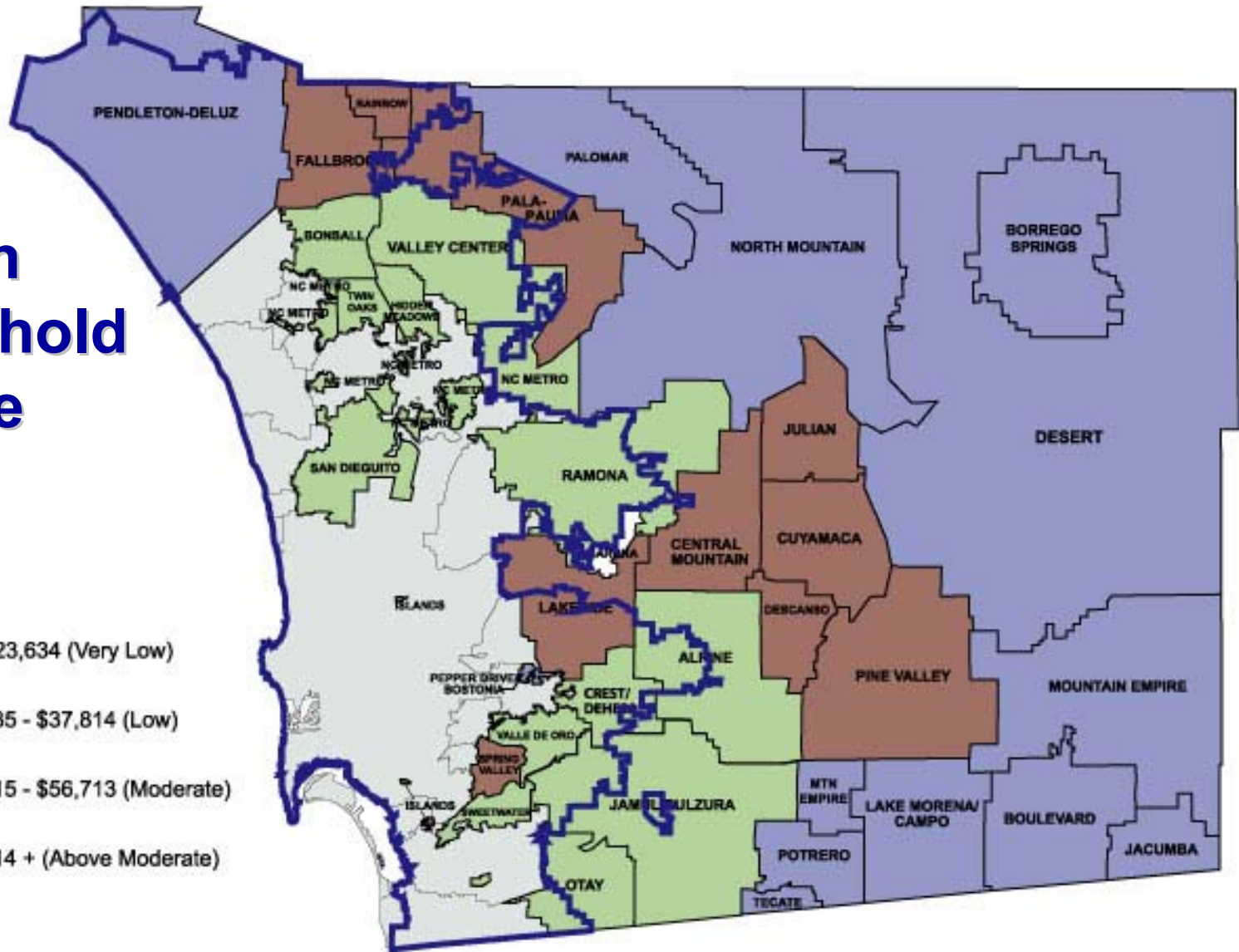
*Current Housing Cycle
Allocation: Lower
Income Groups*

The logo for the County of San Diego General Plan 2020. It features a stylized red and white graphic on the left, resembling a compass needle or a stylized 'S'. To the right, the text "GENERAL PLAN 2020" is written in white, bold, sans-serif capital letters. Below this, "COUNTY OF SAN DIEGO" is written in a smaller, red, sans-serif font. The entire logo is set against a dark blue background.

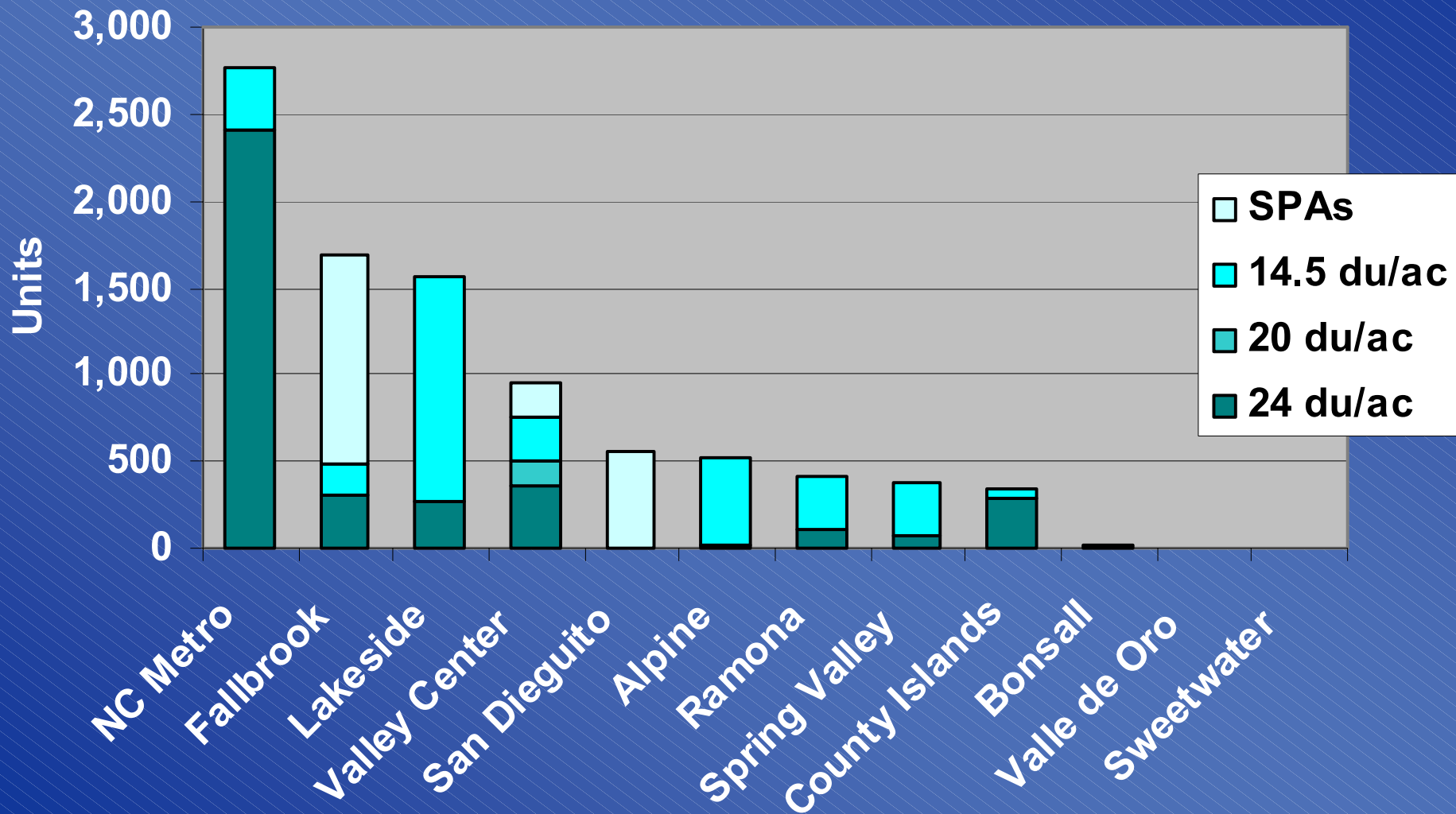
Existing Households

Median Household Income

LEGEND



Future Multi-Family & Affordable Units



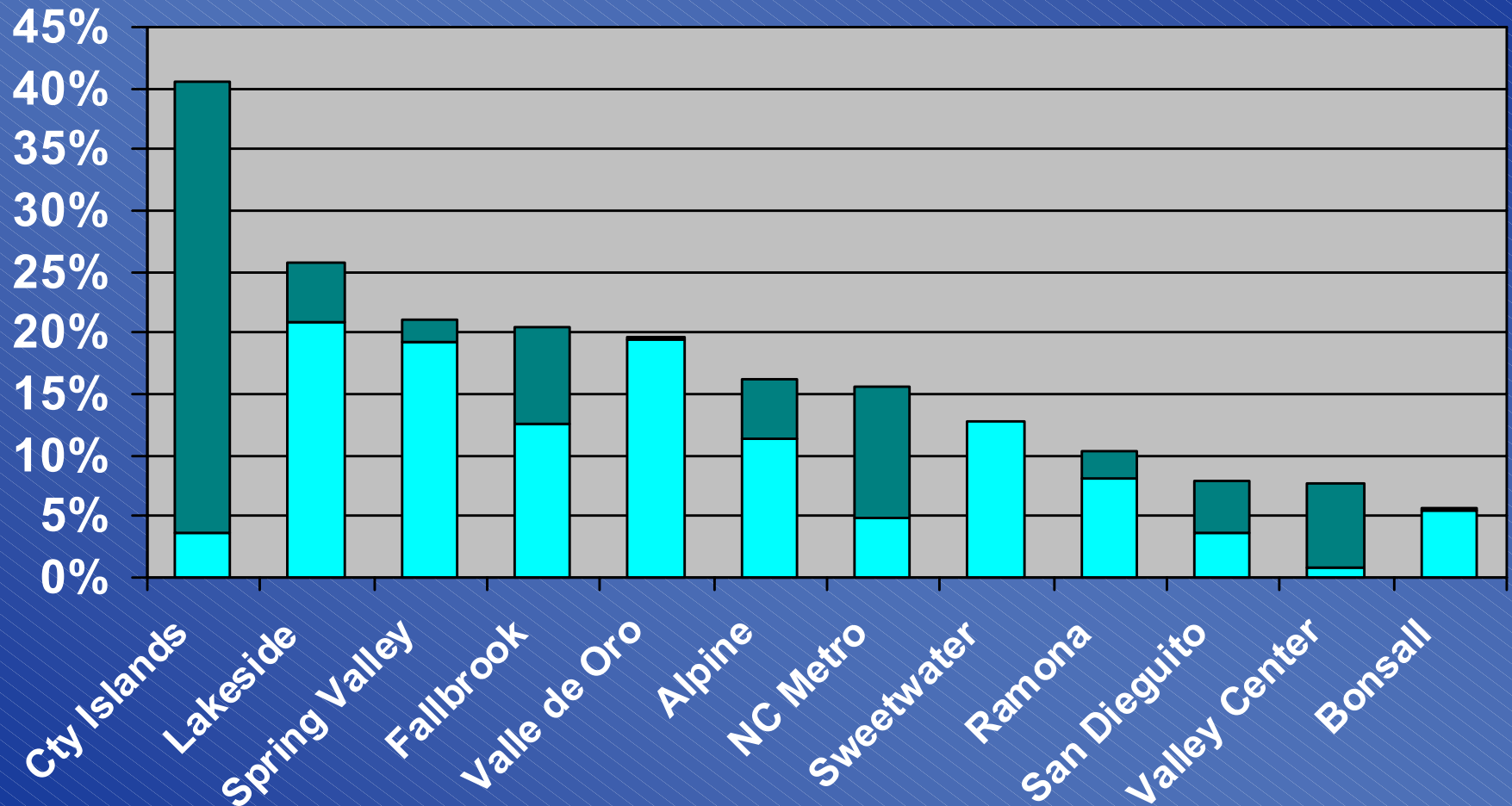
Source: Residential Baseline July 2004 Map

Future Multi-Family Units



<i>Residential Baseline Map</i> CPA	GP2020				Change from Existing GP
	20 du/ac - 24 du/ac	14.5 du/ac	SPA	Total	
Alpine	12	504		516	470
Bonsall	0	19		19	0
County Islands	294	48		342	329
Fallbrook	310	170	1,210	1,690	1,480
Lakeside	276	1,280		1,556	300
NC Metro	2,400	371		2,771	2,749
Ramona	109	300		409	(205)
San Dieguito	0	0	549	549	0
Spring Valley	73	307		380	34
Sweetwater	0	0		0	0
Valle de Oro	4	0		4	0
Valley Center	505	250	203	958	755

Total Multi-Family & Affordable Units



Existing
Source:
SANDAG

■ % Future Housing @ Multi-Family Density
■ % Existing Multi-Family Housing



Meeting the Challenge

Meeting the Challenge



Immediate Actions

- **Obtain State approval for a range of affordable housing densities (15 – 29 du/acre)**
- **Include multi-family development in ongoing, large projects identified on GP2020 maps**

Meeting the Challenge



GP2020 Maps

- **Continue working with communities to site multi-family housing**
- **Provide a “cushion” beyond current allocation to:**
 - ✓ **Respond to State legislation**
 - ✓ **Address future housing allocations**
- **Identify housing mix for mixed-use or commercial areas**

Meeting the Challenge



GP2020 Implementation

- **Establish design standards for multi-family development**
- **Help establish sewer districts in areas planned for multi-family development**
- **Develop a method for monitoring multi-family development**

GP2020 Implementation



Establish site design standards

GP2020 Implementation



Encourage Senior Housing (bonus program)



Land Use & Environment Group

County of San Diego
Department of Planning and Land Use
December 2004